



PARES WAY, OCKBROOK, DERBY

PRICE £300,000

3 BEDROOM

1 BATHROOM

2 RECEPTION



WELCOME TO PARES WAY

IMPRESSIVE THREE-BEDROOM DETACHED HOME WITH PLEASANT COUNTRYSIDE VIEWS – Situated in the popular village of Ockbrook, on a quiet residential road, this well-proportioned three-bedroom detached home offers generous accommodation, a neutral interior and a practical layout ideally suited to modern family life. From the spacious entrance hallway through to the bright principal living spaces, the property provides a comfortable and versatile environment with plenty of natural light throughout.

The ground floor features a large lounge with patio doors opening onto the raised decked terrace, a separate dining room with an impressive floor-to-ceiling window, and a well-equipped kitchen overlooking the rear garden. Upstairs, three bedrooms include two doubles, with the principal bedroom benefiting from fitted wardrobes, a useful dressing area and far-reaching views towards the surrounding fields.

Outside, the rear garden combines lawn with a raised decked terrace, while the front provides driveway parking for two vehicles alongside an integral garage. The property is also within catchment for West Park Secondary School and Redhill Primary School.

THE DETAIL

The Detail

The property is approached via a side entrance leading into a particularly spacious hallway, which immediately provides a sense of the generous proportions found throughout the home. Finished with laminate flooring, the hallway includes useful understairs storage and provides direct access to the integral garage.

The large lounge is a bright and welcoming reception room, featuring laminate flooring, a chimney breast and patio doors opening directly onto the raised decked terrace. This creates a natural connection between the main living space and garden, with the elevated decking providing an excellent setting for outdoor seating and entertaining. The separate dining room is also well proportioned and benefits from laminate flooring and a striking floor-to-ceiling window, allowing plenty of natural light into the room.

Positioned at the rear, the kitchen overlooks the garden and offers a good range of storage and workspace. Integrated appliances include a double oven and five-ring gas hob, with space for a freestanding fridge freezer, dishwasher, washing machine and tumble dryer.

Upstairs, the spacious part-galleried landing has two windows and loft access. The principal bedroom is a generous double positioned to the rear, with fitted wardrobes, a useful desk/dressing table and views towards the fields in the distance. Bedroom two is another good-sized double, while bedroom three provides a further double bedroom, offering flexibility for family, guests or home working. The modern bathroom has a white suite comprising bath with mains-fed shower and rainfall shower head, vanity wash basin, storage cupboard and heated towel rail, with a separate WC completing the facilities.

Outside, the rear garden has a lawn and raised decked terrace with decorative rope detailing, while side access leads through to the front. The driveway provides parking for two cars alongside the integral garage. Ockbrook is a well-regarded village offering a selection of local amenities and a pleasant setting, while providing convenient access to the M1 and the cities of Derby, Nottingham as well as surrounding areas. The property is within catchment for West Park Secondary School and Redhill Primary School, making its position particularly appealing for families.

AML Verification

In accordance with UK Anti-Money Laundering Regulations, all buyers will be required to complete an identity verification check when an offer is accepted. A fee of £25 + VAT per purchaser is payable.

CB+CO





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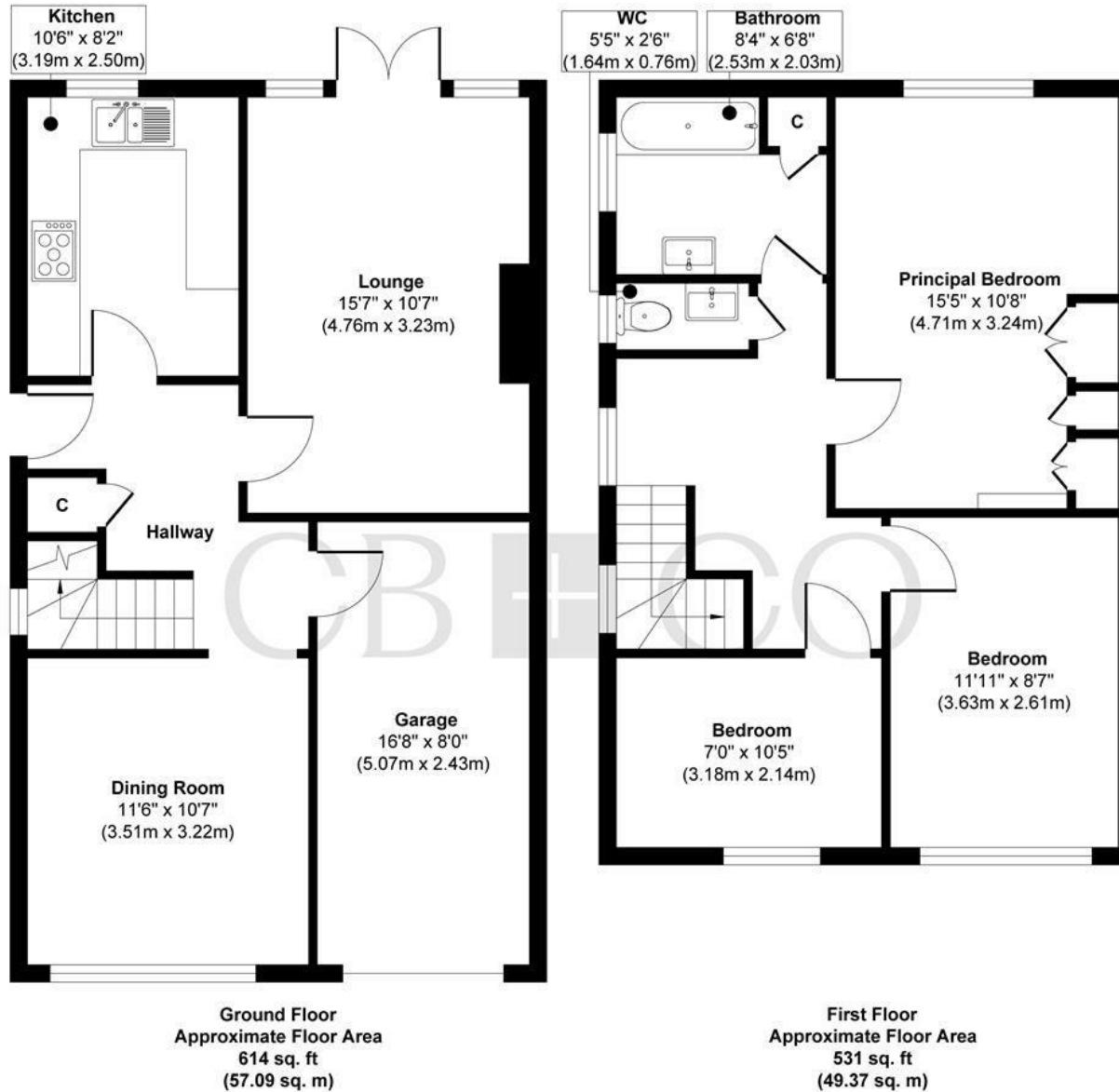








Pares Way



THE PARTICULARS

APPROX

1154.00 sq ft

EPC RATING

D

COUNCIL TAX BAND

C

- Three-Bedroom Detached Family Home With Generous Accommodation – A Well-Proportioned Detached Home Offering Three Bedrooms, Spacious Reception Rooms And A Practical Layout Suited To Modern Family Living.
- Spacious Side-Entrance Hallway With Useful Understairs Storage – A Particularly Generous Entrance Space With Laminate Flooring, Useful Understairs Storage And Direct Access Through To The Integral Garage.
- Large Bright Lounge With Patio Doors To Raised Decked Terrace – A Spacious And Naturally Bright Reception Room Featuring Laminate Flooring, A Chimney Breast And Patio Doors Opening Directly Onto The Raised Rear Terrace.
- Separate Dining Room With Impressive Floor-To-Ceiling Window – A Well-Presented Dining Space With Laminate Flooring And A Floor-To-Ceiling Window, Creating A Light And Airy Setting For Everyday Dining And Entertaining.
- Three Bedrooms Including A Generous Principal Bedroom And Two Double Bedrooms - Upstairs The Property Offers Three Bedrooms,A Generous Principal Bedroom And Two Further Double Bedrooms,Providing Flexible Space For Family, Guests Or Home Working
- Principal Bedroom With Fitted Wardrobes And Dressing Area – The Generous Principal Bedroom Is Positioned To The Rear And Features Fitted Wardrobes Alongside A Useful Desk And Dressing Table, Providing Excellent Practicality And Storage.
- Far-Reaching Countryside Views From Principal Bedroom – The Principal Bedroom Enjoys Pleasant Outlooks Towards The Fields In The Distance, Providing A Particularly Attractive Aspect From The Rear Of The Home.
- Modern Bathroom With Mains-Fed Rainfall Shower – The Modern Bathroom Features A White Suite With Bath And Mains-Fed Shower, Including A Rainfall Shower Head, Alongside A Vanity Wash Basin And Heated Towel Rail.
- Driveway Parking For Two Cars And Integral Garage – The Front Of The Property Provides A Private Driveway With Parking For Two Vehicles, Together With An Integral Garage Offering Secure Parking Or Valuable Additional Storage.
- Within West Park Secondary And Redhill Primary School Catchment – An Appealing Choice For Families, The Property Falls Within The Catchment Areas For West Park Secondary School And Redhill Primary School, Subject To The Relevant Admissions Criteria.

DARLEY ABBEY MILLS

THE MILLS

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Middle Mill
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MICKLEOVER

THE STUDIO

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